



## Ranelagh Road

Weymouth Town Centre, Weymouth DT4 7JF

- Semi Detached Family Home
- Spacious Lounge / Diner
- Contemporary Family Bathroom
  - Gas Central Heating
- Close to Weymouth Beach & Town Centre
- Three Bedrooms
- Modern Fitted Kitchen
  - Double Glazing
- Large Integral Garage
- No Onward Chain

**Guide Price £250,000 Freehold**



## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

Entrance Hallway

Lounge / Diner

22'10" x 10'2"

Kitchen

9'5" x 8'12"

### FIRST FLOOR

First Floor Landing

Bedroom One

13'4" x 8'4"

Bedroom Two

10' max x 11'1" max

Bedroom Three

9'5" max x 13'3" max

Bathroom

9'5" x 6'1" plus recess

### LOWER GROUND FLOOR

Double Garage

23'2" x 19'7"

We are pleased to offer for sale this modern townhouse located a short distance from Weymouth Beach. This semi-detached property is spacious throughout and presented in good internal condition, being newly decorated and carpeted. The accommodation includes three bedrooms, a spacious lounge / diner, modern fitted kitchen, contemporary family bathroom and further benefiting from double glazing and gas central heating. On the lower ground floor is a larger than average integral double garage.

On the ground floor, the sizeable reception hallway benefits from a useful large storage cupboard. The lounge/diner, situated to the front of the property, offers dual aspect double glazed windows, providing plenty of natural light. The kitchen is fitted with a range of matching wall and base units, an integrated oven and four-ring gas hob with an overhead extractor. There is ample space for additional appliances.

The first floor also boasts a spacious landing, offering doors to all bedrooms and the bathroom. The contemporary bathroom boasts a modern suite comprises of a 'P'-shaped bath with a glass shower screen and shower

overhead, vanity wash hand basin and low-level WC.

The property boasts a large integral garage on the lower ground floor, with an up and over door, providing off-road parking for multiple vehicles. Alternatively, this could be used as a workshop area.

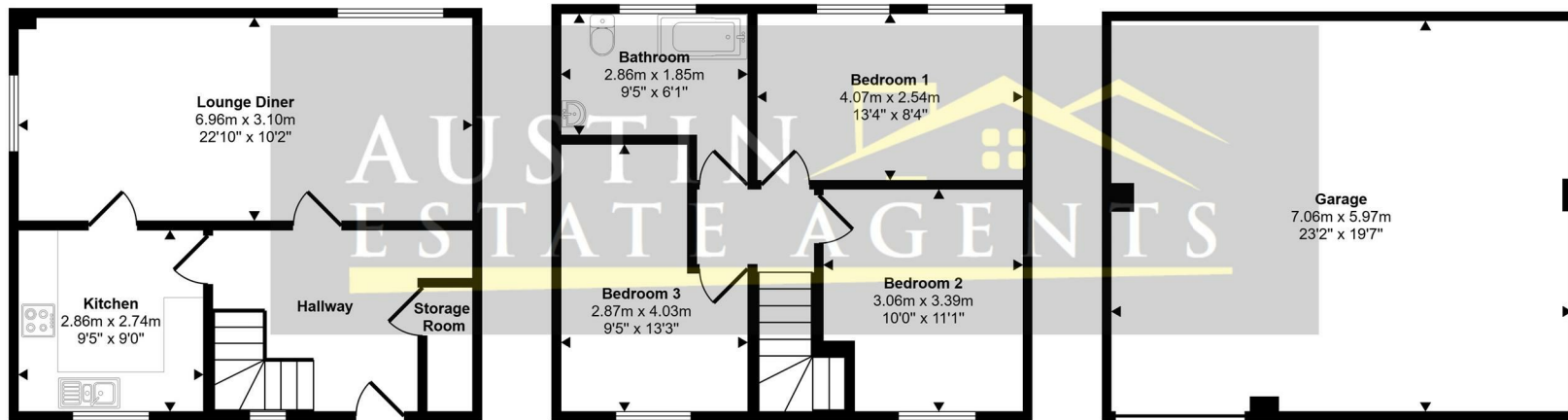
This property is a short distance from Weymouth Beach and Promenade, with the town centre also in close proximity. Furthermore, Weymouth's mainline train station, as well as a variety of shops and eateries, are within half a mile of the property.

For more information, or to book an appointment to view, please contact Austin Estate Agents.



Local Authority **Dorset Council**  
Council Tax Band **C**  
EPC Rating **C**

Approx Gross Internal Area  
127 sq m / 1366 sq ft



Ground Floor  
Approx 42 sq m / 452 sq ft

First Floor  
Approx 43 sq m / 460 sq ft

Garage  
Approx 42 sq m / 454 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Austin Property Office

3 Sirius Business Centre Lynch Lane,  
Weymouth, Dorset, DT4 9DN

### Contact

01305 858470  
info@austinpropertyservices.co.uk  
austinpropertyservices.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

